

**PB# 88-20**

**Silver Stream Village  
(SP)**

**32-2-13**



Lester Clark - Tel: 564-4440

County File No. NWT 44-88 M

**COUNTY PLANNING REFERRAL**

(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of Silver Stream, Inc.  
Site Plan - Within 500' of NYS 207

for a

County Action: Local Determination

**LOCAL MUNICIPAL ACTION**

The Above-cited application was:

Denied ..... Approved .....

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.

Fire Inspector

6-16-88

6-23-88

County File No. NWT 44-88 M.

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Fire Insper  
6-16-88

6-23-88  
D.P.W.  
O.C.P.  
O.C.H.  
D.O.Y.  
Water  
Sewer  
Highway

**General Receipt**

9695

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

March 25, 1988

Received of

Silver Stream Site Plan

\$ 25.00

Twenty - Five and 00/100

DOLLARS

For

Site Plan 88-20

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR 2158</u>		<u>25.00</u>

By

Pauline J. Townsend

Town Clerk

Title

AS OF: 11/14/88

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD  
TASK: 88- 20

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
								TIME	EXP.	BILLED	BALANCE	
88-20	16445	06/21/88	TIME	MJE	MC SILVER STREAM	40.00	0.30	12.00				
88-20	16598	06/22/88	TIME	NJE	CL SILVER STREAM MOBILE	17.00	0.50	8.50				
88-20	18702	08/01/88	TIME	MJE	MC SILVER STREAM	40.00	0.50	20.00				
88-20	18706	08/03/88	TIME	MJE	MC SILVER STREAM	40.00	0.20	8.00				
88-20	20916	09/07/88	TIME	MJE	MC SILVER STREAM	40.00	0.20	8.00				
88-20	21076	09/12/88	TIME	MJE	MC SILVER STREAM	40.00	0.50	20.00				
88-20	21820	09/13/88	TIME	NJE	CL SILVER STREAM	17.00	0.50	8.50				
88-20	21086	09/14/88	TIME	MJE	MC SILVER STREAM	40.00	0.50	20.00				
TASK TOTAL								105.00	0.00	0.00	105.00	
GRAND TOTAL								105.00	0.00	0.00	105.00	

*Additional bill to follow*

INTER-OFFICE CORRESPONDENCE

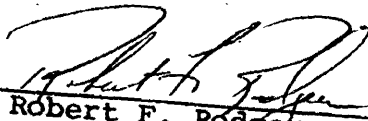
TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 3 October 1988  
SUBJECT: Silver Stream Village

Planning Board Reference Number: 88-20

Fire Prevention Reference Number: 88-83

A review of the above referenced subject site plan/subdivision was conducted on 3 October 1988.

This site plan/subdivision is found acceptable.

  
Robert F. Rodgers; CCA  
Fire Inspector



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
Associate

Licensed in New York,  
New Jersey and Pennsylvania

1 August 1988

Lester A. Clark  
Silver Stream Village  
614 Little Britain Road  
New Windsor, NY 12550

SUBJECT: PROPOSED EXPANSION;  
PLANNING BOARD FILE (T88-20)

Dear Les:

Thank you for your letter dated 27 July 1988 with regard to the subject project. Your comments therein will be most helpful in my continued review on behalf of the Planning Board of New Windsor. In a effort to make this review as "smooth" as possible, I provide the following comments which should be considered in the revision of the project plan:

1. You indicate that the expansion is for seven (7) units and not eight (8) and that unit No. 18 is being removed. Please note that the plan indicates that Unit No. 18 "to be relocated"; therefore, this referenced should be corrected. Also, the plan is entitled "8-Lot Expansion".
2. Although the Orange County Department of Health has monthly data on your water supply, it may be necessary that the Health Department reviewed this Application. This must be determined before the Planning Board can take any approval action.
3. With regard to the Sanitary Sewer System, it should be demonstrated to the Planning Board prior to requesting approval that the area proposed for development is "sewerable" (i.e. grade, capacity, etc.)
4. My 22 June 1988 comment sheet does indicate concern with the proposed road to serve the new units. You indicate that the proposed new road will be through lot 8 (I believe you mean Lot 18), connecting to the main road. This would definitely eliminate my concerns, however, the plan does not show this interconnection, it merely indicates a dead end road with no cul-de-sacs. The plan should be revised.

Lester A. Clark

-2-

1 August 1988

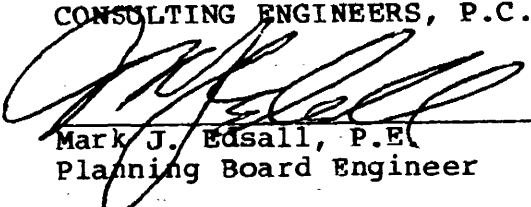
5. You indicate that no play area is proposed near new Site No.
8. This concern was raised since the plan did indicate a play area.

I trust that the information noted above will assist you and your consultants with the necessary revisions to the plans such that you may again appear before the Planning Board. I am taking the liberty of forwarding this letter to your Consultants such that the required revisions may be coordinated in the new plan.

I will look forward to a positive working relationship toward the successful approval of the project. If you require any additional information concerning the above, please do not hesitate to contact the undersigned.

Very truly yours,

McGOEY, HAUSER, and EDSALL  
CONSULTING ENGINEERS, P.C.



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEemj

cc: Henry Scheible, Chairman Planning Board ✓  
Lanc and Tully Engineers

clark







# COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

## Department of Health

124 MAIN STREET

GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko  
President, Board of Health

June 28, 1988

RE: Silver Stream Village  
Mobile Home Park  
Town of New Windsor

88-20

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

Gentlemen:

Thank you for the site plan of the proposed expansion of this park.

The New York State Sanitary Code requires that all plans for mobile home parks receive the review and approval of the health department as they are facilities under our permit. We have to review water, sewer, and ancillary facilities.

Please advise owners of requirements.

Very truly yours,

M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:dlb

cc: File

88-20 Silver Stream Village 6-23-88

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
WATER, ~~SEWER~~ HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by  
Lawrence D. Kelly for the building or subdivision of  
Silver Stream Village has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

must make arrange for air Test on added lines  
main line should be 8" line to conform with  
Rest of Trailer Court.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

[Signature]  
SANITARY SUPERINTENDENT

June 24, 1988  
DATE

88-20

*Silver Stream Village*

6-23-88

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
*Cass & Tully* for the building or subdivision of  
*Silver Stream Village* has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_.

~~If disapproved, please list reason.~~

*There is no town water in this area*

HIGHWAY SUPERINTENDENT

*Steve D. D.*  
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

TOWN OF NEW WINDSOR PLANNING BOARD  
TRACKING SHEET

PROJECT NAME: \_\_\_\_\_

PROJECT NO. : \_\_\_\_\_

TYPE OF PROJECT: Subdivision \_\_\_\_\_ Site Plan ☒   
 Lot Line Change \_\_\_\_\_ Other (Describe) \_\_\_\_\_

TOWN DEPARTMENT REVIEWS:

	Date App'd	Date Not App'd	Not Required
Planning Board Engineer	_____	_____	_____
Highway	_____	_____	_____
Bug. Fire Prev.	_____	6-21-88	_____
Sewer	_____	_____	_____
Water	_____	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	_____	_____	_____
DEC	_____	_____	_____
O/C PLANNING	_____	_____	_____
O/C HEALTH	_____	_____	_____
NYS DOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

SEOR: Lead Agency Action \_\_\_\_\_  
Determination \_\_\_\_\_  
EAF Short \_\_\_\_\_ Long \_\_\_\_\_ Submitted \_\_\_\_\_ Accepted \_\_\_\_\_  
Proxy: Filed \_\_\_\_\_ Representative \_\_\_\_\_

PUBLIC HEARING: Held (DATE) \_\_\_\_\_ Waived\* \_\_\_\_\_  
Other \_\_\_\_\_  
(\* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:  
(SUBDIVISIONS)

Sketch Plan Date \_\_\_\_\_ + 30 days = Action Date \_\_\_\_\_  
Preliminary P/H Date \_\_\_\_\_ 45 days = Action Date \_\_\_\_\_  
Preliminary App'l Date \_\_\_\_\_ 6 months = Final Resub. Date \_\_\_\_\_  
Final Plan Date \_\_\_\_\_ 15 days = Final App'l Date \_\_\_\_\_

TIME SEQUENCING:  
(SITE PLANS)

Presubmission Conf. Date \_\_\_\_\_ + 6 months = Submittal Date \_\_\_\_\_  
First Meeting Date \_\_\_\_\_ + 90 days = Final App'l Date \_\_\_\_\_

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 21 June 1988  
SUBJECT: Silver Stream Village Site Plan

Planning Board Reference Number; 88-20  
Fire Prevention Reference Number 88-45

A review of the Silver Stream Village Mobile Home Park site plan as prepared by Lanc and Tully; PC, dated 23 March 1988 was conducted on 20 June 1988, with the following being noted.

- 1) It is my recommendation that the road width be a minimum of 24 feet in this residential area and that one (1) side of the street be posted with No Parking signs.

  
Robert F. Rodgers; CCA  
Fire Inspector

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Silver Stream Village-Mobile Home Park
2. Name of Applicant Lester Clark Phone 564-4440  
Address 614 Little Britain Road New Windsor NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Silver Stream Inc. Phone 564-4440  
Address 614 Little Britain Road New Windsor NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Lanc & Tully, P.C. Phone 294-3700  
Engineering & Surveying  
Address P.O. Box 687 Rt. 207 Goshen NY 10924  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Jerome Johnson, Esq. Phone 358-4200  
Address 52 Bird St. Nyack New York 10960  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the south side of NYS Route 207  
300 feet east (Direction)  
of Breunig Road  
(Street)
7. Acreage of Parcel 1.5± acres 8. Zoning District R-4A
9. Tax Map Designation: Section 32 Block 2 Lot 13
10. This application is for 7 lot expansion of Mobile Home Park
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership

Section 32 Block 2 Lot(s) 13

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Lester A. Clark being duly sworn, deposes and says that he resides at 614 Little Britain Rd. New Windsor NY in the County of ORANGE and State of New York and that he is (the owner in fee) of Silver Stream Village mobile home pad  
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized LANCE TULLY ENGINEERING & SURVEYING to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

24<sup>th</sup> day of March 1988

Constance M. Bolton  
Notary Public

[Signature]  
(Owner's Signature)

[Signature]  
(Applicant's Signature)

\_\_\_\_\_  
(Title)

CONSTANCE M. BOLTON  
Notary Public, State of New York  
Qualified in Rockland County  
Commission Expires June 2, 1990

REV. 3-87



PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Robert A. Clark, deposes and says that he  
resides at 614 Little Britain Rd, New Windsor  
(Owner's Address)

in the County of Orange  
and State of N.Y.

and that he is the owner in fee of SILVER STREAM  
VILLAGE

which is the premises described in the foregoing application and  
that he has authorized LANC + TULLY ENGINEERING + SURVEYING  
to make the foregoing application as described therein.

Date: 3/24/88

[Signature]  
(Owner's Signature)

Constance M. Bolton  
(Witness' Signature)  
NOTARY PUBLIC

CONSTANCE M. BOLTON  
Notary Public, State of New York  
Qualified in Rockland County  
Commission Expires June 2, 1988

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |   |  |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title                        | 29. <input type="checkbox"/> Curbing Locations                                 |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)                    | 30. <input type="checkbox"/> Curbing Through<br>Section                        |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)                | 31. <input type="checkbox"/> Catch Basin Locations                             |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name              | 32. <input type="checkbox"/> Catch Basin Through<br>Section                    |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address           | 33. <input type="checkbox"/> Storm Drainage                                    |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates             | 34. <input type="checkbox"/> Refuse Storage                                    |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval<br>Stamp.       | 35. <input type="checkbox"/> Other Outdoor Storage                             |
| 8. <input type="checkbox"/> AREA MAP INSET                                    | 36. <input type="checkbox"/> Area Lighting                                     |
| 9. <input checked="" type="checkbox"/> Site Designation                       | 37. <input type="checkbox"/> Sanitary Disposal Sys.                            |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet<br>of Site | 38. <input type="checkbox"/> Water Supply/Fire<br>Hydrants                     |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)            | 39. <input type="checkbox"/> Building Locations                                |
| 12. <input type="checkbox"/> PLOT PLAN  | 40. <input type="checkbox"/> Building Setbacks                                 |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)            | 41. <input type="checkbox"/> Front Building<br>Elevations                      |
| 14. <input checked="" type="checkbox"/> Metes and Bounds                      | 42. <input type="checkbox"/> Divisions of Occupancy                            |
| 15. <input checked="" type="checkbox"/> Zoning Designation                    | 43. <input type="checkbox"/> Sign Details                                      |
| 16. <input checked="" type="checkbox"/> North Arrow                           | 44. <input checked="" type="checkbox"/> BULK TABLE INSET                       |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners              | 45. <input checked="" type="checkbox"/> Property Area (Nearest<br>100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations           | 46. <input type="checkbox"/> Building Coverage (sq.<br>ft.)                    |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas                  | 47. <input type="checkbox"/> Building Coverage (%<br>of Total Area)            |
| 20. <input checked="" type="checkbox"/> Existing Vegetation                   | 48. <input type="checkbox"/> Pavement Coverage (Sq.<br>Ft.)                    |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress              | 49. <input type="checkbox"/> Pavement Coverage (%<br>of Total Area)            |
| <u>PROPOSED IMPROVEMENTS</u>  |  |
| 22. <input type="checkbox"/> Landscaping                                      | 50. <input type="checkbox"/> Open Space (Sq. Ft.)                              |
| 23. <input checked="" type="checkbox"/> Exterior Lighting                     | 51. <input type="checkbox"/> Open Space (% of Total<br>Area)                   |
| 24. <input type="checkbox"/> Screening  | 52. <input checked="" type="checkbox"/> No. of Parking Spaces<br>Proposed.     |
| 25. <input checked="" type="checkbox"/> Access & Egress                       | 53. <input type="checkbox"/> No. of Parking<br>Required.                       |
| 26. <input checked="" type="checkbox"/> Parking Areas                         |  |
| 27. <input type="checkbox"/> Loading Areas                                    |  |
| 28. <input type="checkbox"/> Paving Details<br>(Items 25-27)                  |  |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: \_\_\_\_\_

Licensed Professional

Rev. 3-87

Date: \_\_\_\_\_

3/24/88

## SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: SILVER STREAM VILLAGE - MOBILE HOME PARK  
Location: 300 FEET EAST OF BREUNIG ROAD + SOUTH OF 207.  
NEW WINOSOR N.Y.  
ID Number: TAX PARCEL 32-12-13

### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

### ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENT USE ONLY

Preparer's Signature:

John V. Miller

Date:

3/24/88

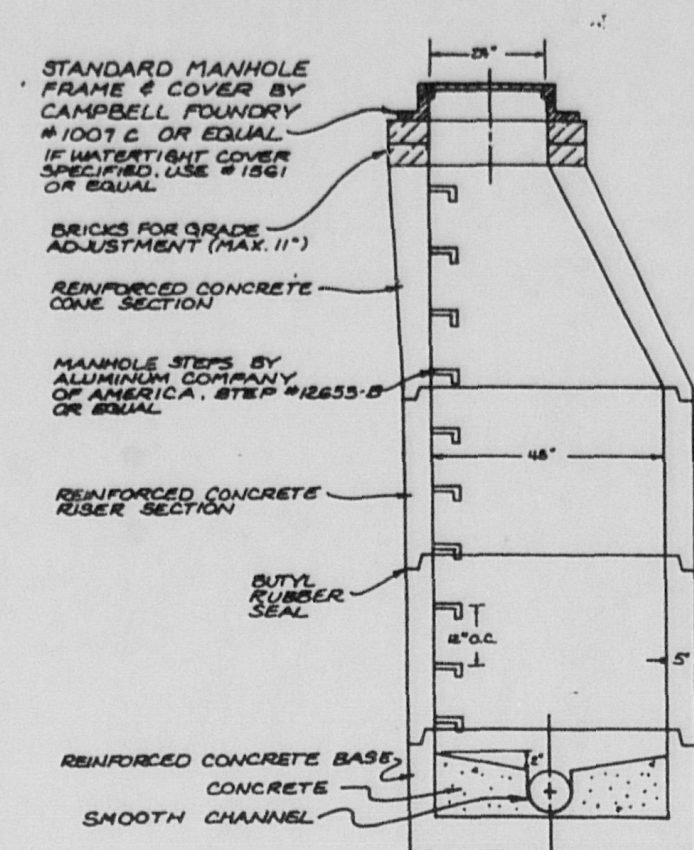
Preparer's Title:

LANDSCAPE ARCHITECT

Agency:

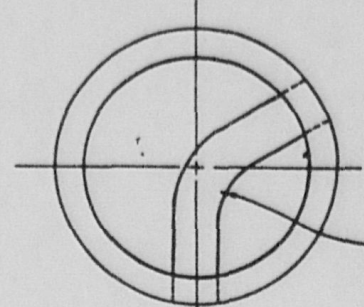
LANC + TOWN ENGINEERS, INC.





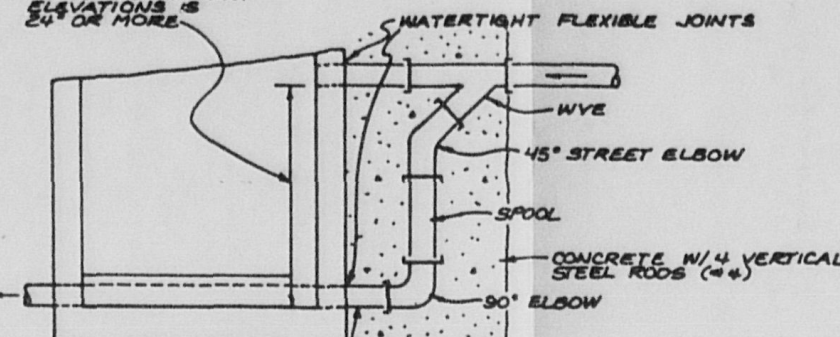
STANDARD MANHOLE

PRE-CAST MANHOLE  
NOT TO SCALE

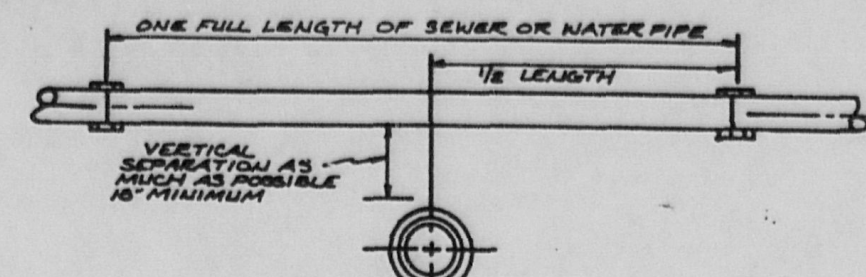


PLAN

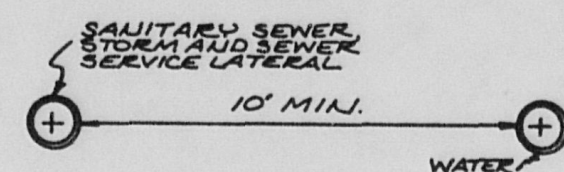
DROP CONNECTION IS REQUIRED WHEN THE DIFFERENCE OF INLET AND OUTLET INVERT ELEVATIONS IS 5' OR MORE.



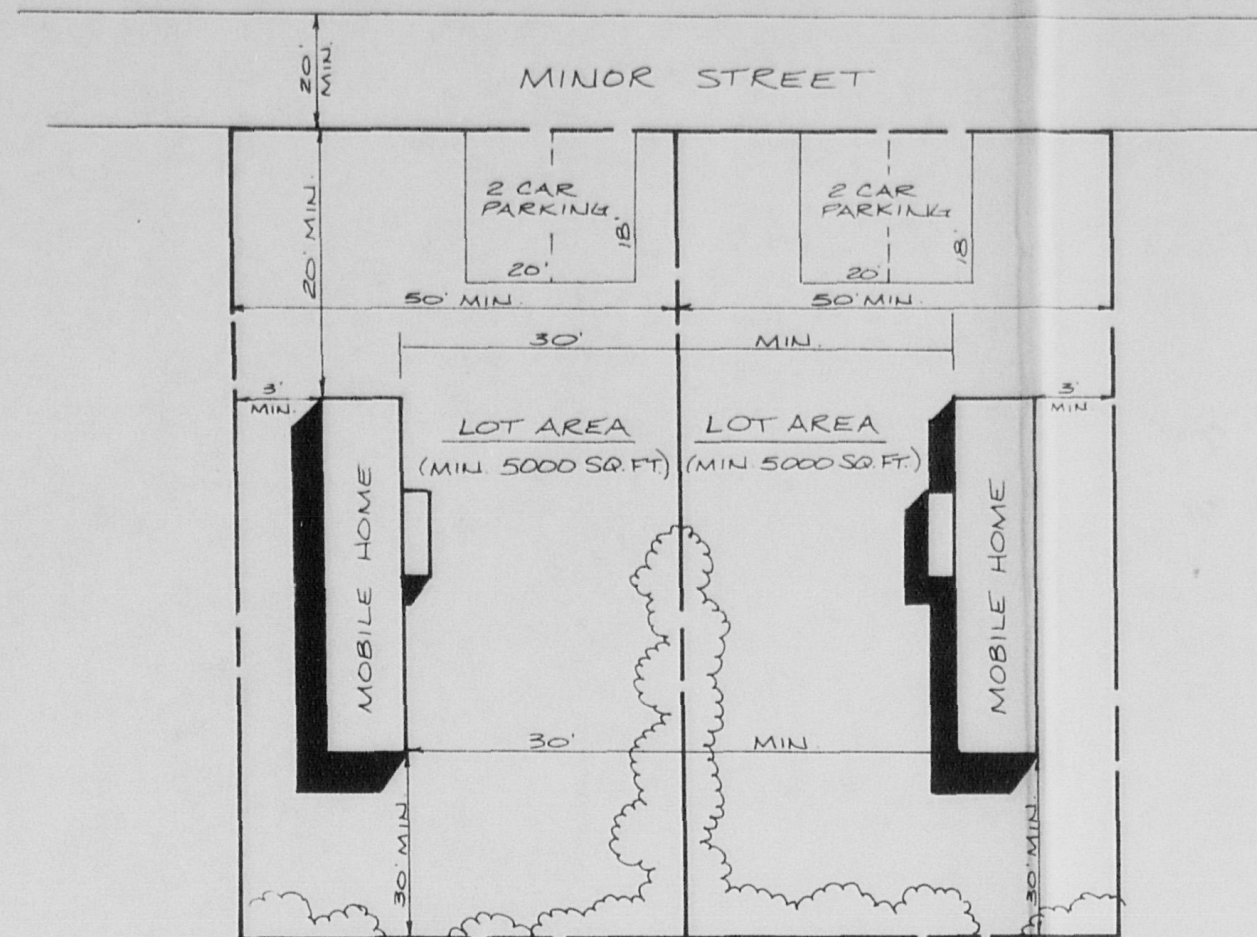
DROP MANHOLE  
(TYPICAL)



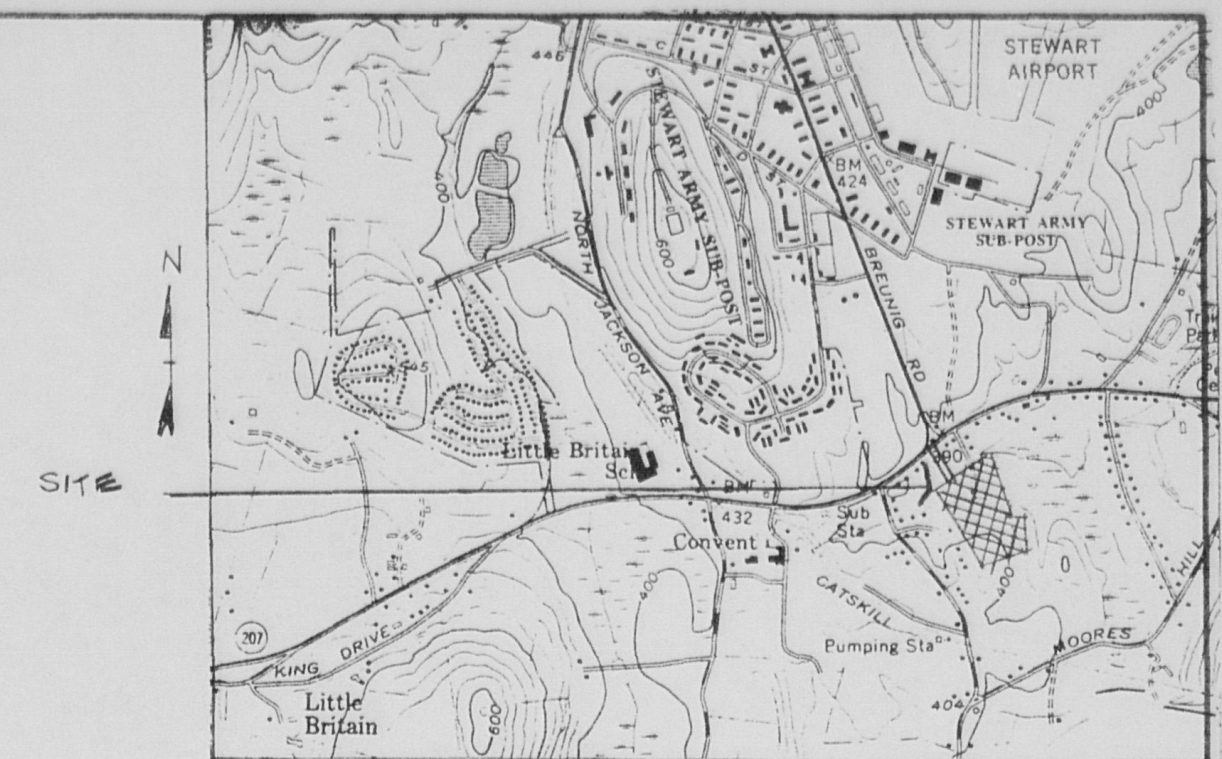
WATER : SEWER CROSSING DETAIL  
NOT TO SCALE



WATER : SEWER  
HORIZONTAL SEPARATION  
NOT TO SCALE



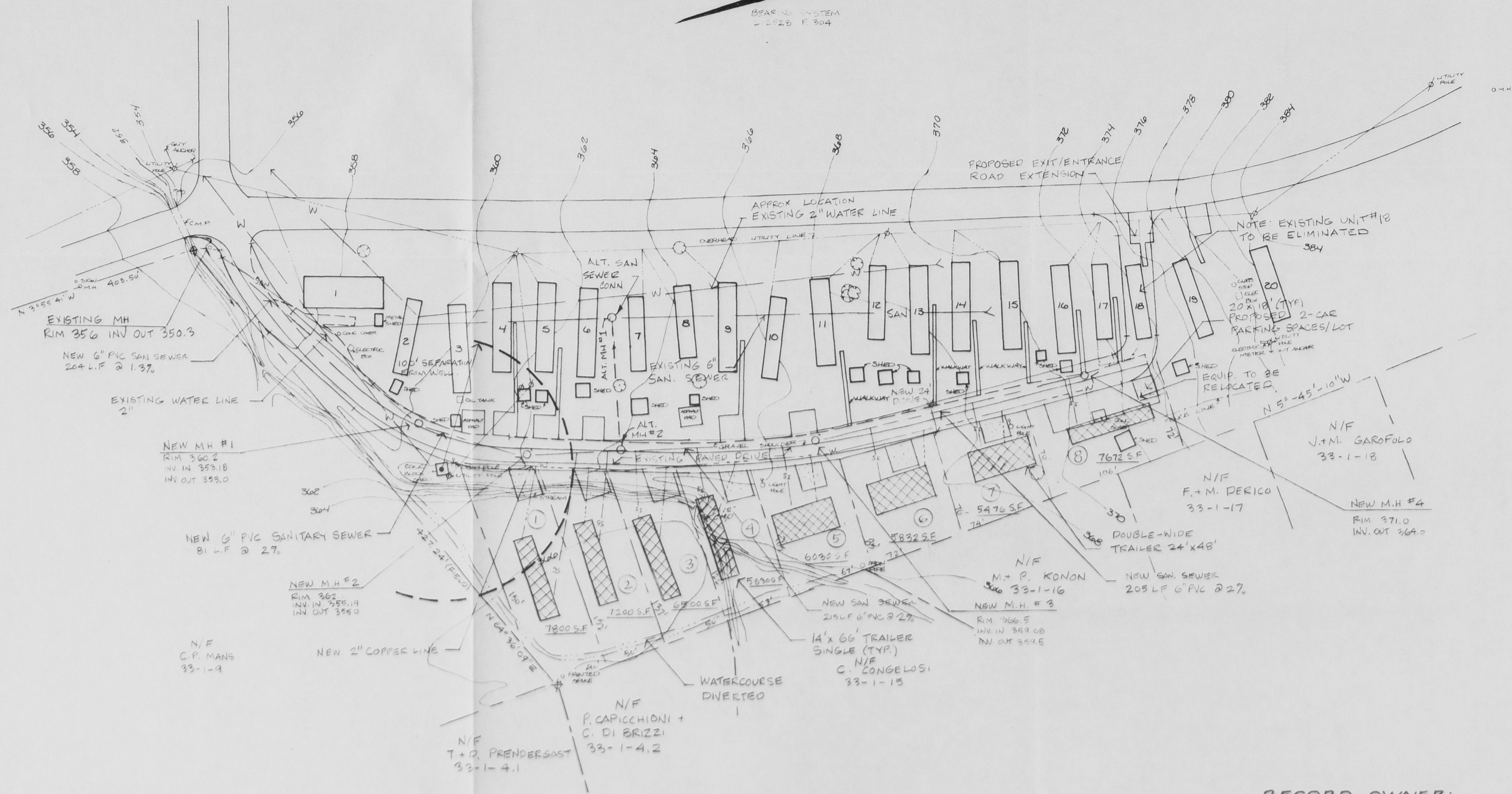
TYPICAL LOT LAYOUT



LOCATION PLAN  
USGS CORNWALL QUADRANGLE  
SCALE 1"=2000'

NOTES:

1. REF: A MAP ENTITLED "UTILITY PLAN SILVER STREAM VILLAGE SECTION 2", RICHARD BARBER LS + PE WAPPINGERS FALLS, N.Y. JAN 27, 1983.
2. BOUNDARY INFORMATION SHOWN BASED ON ACTUAL FIELD SURVEY BY LANC + TULLY, P.C. AND COMPLETED ON JULY 19, 1988.
3. TOPOGRAPHY SHOWN TAKEN FROM ACTUAL FIELD LOCATION PREPARED BY LANC + TULLY, P.C. ON DEC 15, 1987.
4. NEW WINDSOR SEWER DISTRICT #1-15.
5. EXISTING SUBSURFACE UTILITIES ARE APPROXIMATE LOCATIONS ONLY. SEE NOTE #1.
6. MOBILE HOME PARK SERVED BY TWO COMMUNITY WELLS, PRIVATE OWNERSHIP LOCATED WITHIN PARK.
7. SEWER LATERAL OF LOT 1 TO CROSS LOT 2 TO MAINTAIN 100' SEPARATION FROM COMMUNITY WATER SUPPLY WELL.
8. DRAINAGE CHANNEL TO BE DIRECTED TO REAR OF LOTS 1-5, AS SHOWN.
9. NEW PAVED ROAD 24'-0" WIDTH, SIGNED "NO PARKING IN STREET".



ZONING REQUIREMENTS: R-4A

- MINIMUM LOT SIZE ..... 5000 SQ. FT.
- MINIMUM LOT WIDTH ..... 50 FT.
- MINIMUM FRONT YARD ..... 20 FT.
- MINIMUM DISTANCE BETWEEN INDIVIDUAL HOMES ..... 30 FT.
- MINIMUM SETBACK OF HOMES FROM PROPERTY LINE ..... 30 FT.
- MINIMUM ON-SITE PARKING/LOT ..... 2
- MINIMUM ROAD WIDTH (MINOR ST.) ..... 20 FT.
- MAXIMUM OVERALL DENSITY ..... 4.6 TRAILER LOTS/AC.

RECORD OWNER:  
SILVER STREAM INC.  
614 LITTLE BRITAIN RD.  
NEW WINDSOR, N.Y. 12550  
TAX PARCEL # 32-2-13

<b>LANC &amp; TULLY</b> ENGINEERING AND SURVEYING, P.C.		P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (914) 294-3700	P.O. Box 373 - Rt. 55 Lo Grangeville, N.Y. 12540 (914) 475-3730
<b>SITE PLAN</b> FOR 8-LOT EXPANSION OF		Date: 3/23/88	Revised: 7/13/88 8/15/88 9/14/88
<b>SILVER STREAM VILLAGE</b> MOBILE HOME PARK TOWN OF NEW WINDSOR N.Y.		Sheet No: 1 OF 1	Drawing No: 81-190
Drawn By: M. GRAY	Checked By:	Scale: 1"=50'	File Map No: